

September 2011

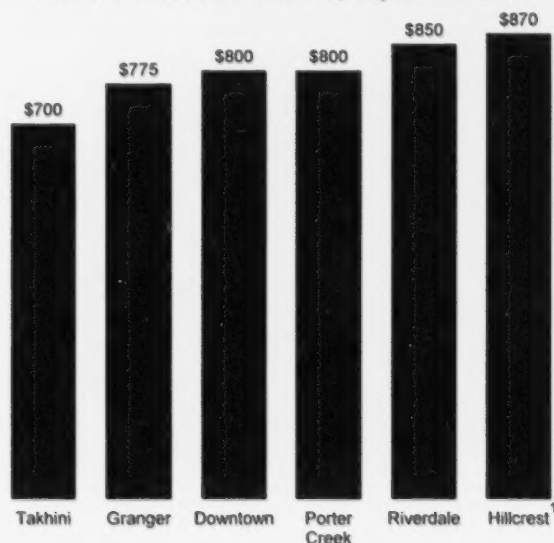
**Highlights:**

- The total number of apartments surveyed in Whitehorse in September 2011 ..... 880
- The vacancy rate for all units surveyed in Whitehorse in September 2011 ..... 1.0%
- The median rent for all units surveyed in Whitehorse in September 2011 ..... \$800

**Monthly Median Rent for All Units, September 2010 to September 2011**

		Whitehorse								
		Whitehorse Total	Downtown	Granger	Hillcrest <sup>1</sup>	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2011	Sep	800	800	775	870	\$ 800	850	700	775	650
	Jun	785	775	775	710	800	835	700	775	650
	Mar	775	750	775	675	750	825	700	775	650
2010	Dec	775	750	775	675	750	825	700	775	650
	Sep	775	750	775	675	750	825	700	775	650

'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

**Median Rents in Whitehorse, September 2011**

The median rent in Whitehorse was \$800 in September 2011. The median rent rose \$15 from June 2011, and compared to September 2010, the median rent in Whitehorse has increased by \$25 or 3.2%.

Over the past year (September '10 to September '11), the median rents in Whitehorse subdivisions have changed as follows:

- Downtown rents increased by \$50, or 6.7%.
- Granger rents remained the same at \$775.
- Porter Creek rents increased by \$50, or 6.7%.
- Riverdale rents increased by \$25, or 3.0%.
- Takhini rents remained the same at \$700.
- Hillcrest rents ..... (see footnote on page 4)

The median rent in Watson Lake has remained the same since September 2008, at \$775. The median rent in Dawson City has also remained stable, staying the same since March 2008, at \$650.

# Vacancy Rate

## Monthly Vacancy Rates for All Units, September 2010 to September 2011

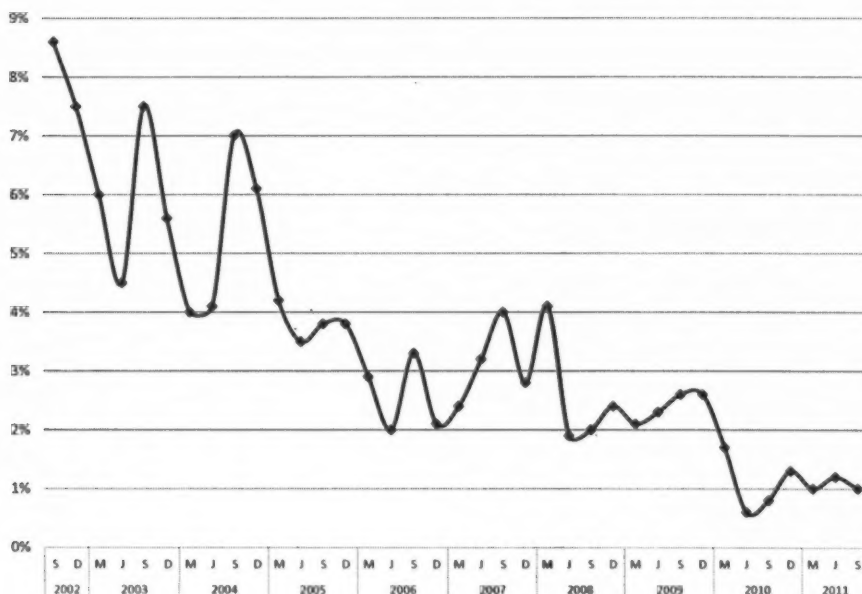
		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest <sup>1</sup>	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
		%								
2011	Sep	1.0	0.5	0.0	0.0	0.0	1.7	2.0	11.1	0.0
	Jun	1.2	0.8	0.0	2.1	4.3	1.4	0.0	8.3	0.0
	Mar	1.0	1.1	0.0	4.2	0.0	0.3	3.9	11.4	0.0
2010	Dec	1.3	2.0	0.0	2.1	0.0	0.9	0.0	0.0	0.0
	Sep	0.8	1.1	0.0	4.2	0.0	0.3	0.0	8.6	0.0

**'Vacancy rate'** refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

After observing high vacancy rates following the Faro mine closure in the late '90s, the vacancy rate in Whitehorse began a steady decline as economic conditions rebounded. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low.

With the exception of March 2008, the vacancy rate in Whitehorse has been 3.0% or below since December of 2007. The June 2010 vacancy rate of 0.6% was the lowest on record since September 1988 (0.3%). The September 2011 vacancy rate is 1.0%, an increase of 0.2 percentage points from September 2010. September's vacancy rate represents 9 vacant apartments out of 880 surveyed.

Whitehorse Vacancy Rate, September 2002 to September 2011



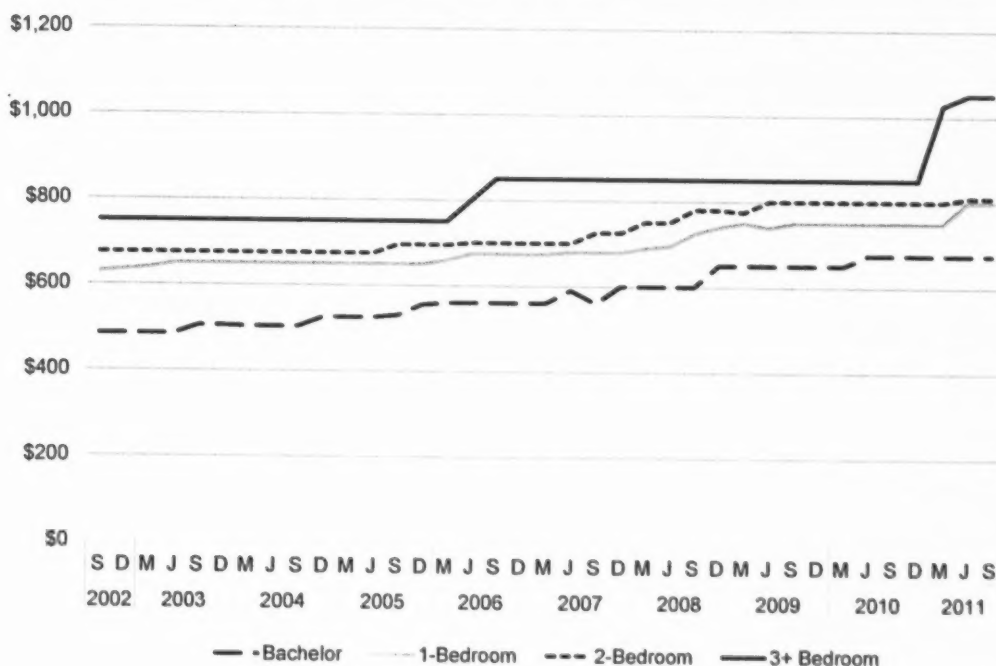
The lowest vacancy rate recorded in Whitehorse was in June 1988, when the vacancy rate hit 0.0%. The highest vacancy rate on record was in September and December 1999, at 19.7%. The vacancy rate has been at or below 1.0% 13 times since the Yukon Rent Survey began.

# Apartment Size and Location

## Median Rent and Vacancy Rate by Apartment Size and Location, September 2011

	Whitehorse Total	Down- town	Granger	Whitehorse Hillcrest <sup>1</sup>	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	\$								
Median Rent									
All	800	800	775	870	800	850	700	775	650
Bachelor	675	675	..	575	613	800	700	675	600
1-Bedroom	800	800	675	550	650	900	800	638	700
2-Bedroom	810	850	775	960	1,000	785	..	875	..
3+ Bedroom	1,050	1,000	..	..	975	1,050	..	900	..
Vacancy Rate									
All	1.0	0.5	0.0	0.0	0.0	1.7	2.0	11.1	0.0
Bachelor	2.3	2.6	..	0.0	0.0	0.0	2.3	0.0	0.0
1-Bedroom	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2-Bedroom	1.5	0.0	0.0	0.0	0.0	2.4	..	15.8	..
3+ Bedroom	0.0	0.0	..	..	0.0	0.0	..	50.0	..

Median Rent by Apartment Size in Whitehorse, September 2002 to September 2011



2 + 9 # 1 \$ 5 % 4 > 0 - 2 + 6 % - 8 < 3 π 7 £ 5 ≠ 9 ÷ 4 ∞ 0 √

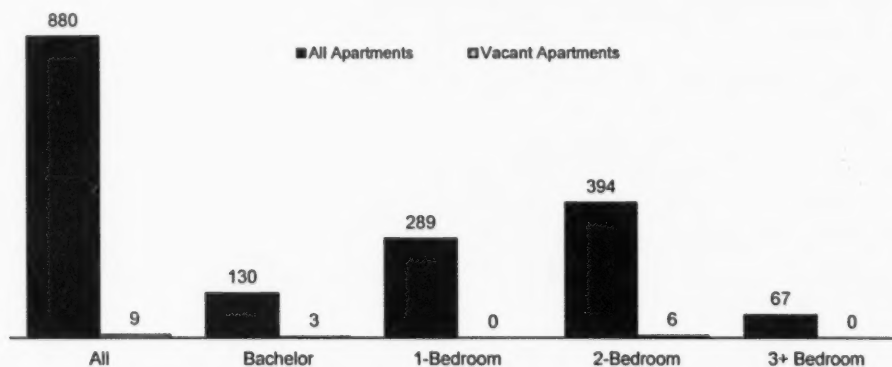
## Distribution of Apartments and Vacancies

### Total Number and Vacant Apartments by Type and Location, September 2011

		Whitehorse								
		Whitehorse Total	Down- town	Granger	Hillcrest <sup>1</sup>	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
All	number	880	373	20	64	23	349	51	36	8
	vacant	9	2	0	0	0	6	1	4	0
Bachelor	number	130	77	..	6	2	2	43	3	4
	vacant	3	2	..	0	0	0	1	0	0
1-Bedroom	number	289	197	4	23	10	47	8	12	4
	vacant	0	0	0	0	0	0	0	0	0
2-Bedroom	number	394	89	16	35	4	250	..	19	..
	vacant	6	0	0	0	0	6	..	3	..
3+ Bedroom	number	67	10	..	..	7	50	..	2	..
	vacant	0	0	..	..	0	0	..	1	..

The total number of apartments in the Whitehorse portion of the survey was 880. Of these, 9, or 1.0%, were vacant as of September 2011.

### Distribution of Whitehorse Rental Units and Vacancies, September 2011



<sup>1</sup> An apartment building in Hillcrest which had not been included in the survey since June of 2008, was included again in the survey as of September, 2011. This accounts for the changes in the figures for Hillcrest when comparing September 2011 figures with previously released figures.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey includes only those **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are not included in the survey.

.. = not applicable



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